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012646

May 11, 2001

Mr. Irwin Brown  
Jimmy Lee Banks, et on behalf of Jack in the Box, Inc.  
2030 East Irwin Circle  
Las Vegas, Nevada 89119

**RE: Z-0119-00(1) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Brown:

Your request for a Site Development Plan Review FOR A 2,867 SQUARE FOOT COMMERCIAL BUILDING (Jack In The Box) on the northeast corner of Martin L. King Boulevard and Lake Mead Boulevard, (APN's: 139-21-610-218, 219, 220, 221, and a portion of 139-21-610-296), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly), was considered by the Planning Commission on May 10, 2001.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

**Planning and Development**

1. In accordance with Section 19A.08.060(G), the trash receptacle shall be moved so that it is at least 50 feet away from any residential property line.
2. The site plan shall be amended to depict handicap accessible parking spaces that are in conformance with Section 19A.10.010(G).
3. The site plan / landscape plan shall be amended to portray parking lot landscape islands that conform to the standards of Section 19A.12.040.
4. In conformance with the Las Vegas Urban Design Guidelines and Standards, the landscape plan shall be amended to depict 24-inch box tress spaced twenty-feet on center around the entire perimeter of the site.
5. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations, except as amended by conditions.
6. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

**Public Works**

7. Dedicate appropriate right-of-way adjacent to this site for a bus turnout on Martin Luther King Boulevard in accordance with Standard Drawing #234.3 and for an exclusive right turn lane and left turn lanes at the intersection of Lake Mead Boulevard and Martin Luther King Boulevard in accordance with Standard Drawing #201.1.
8. Landscape and maintain all unimproved rights-of-way on Martin L. King Boulevard and Hart Street adjacent to this site.

Mr. Irwin Brown  
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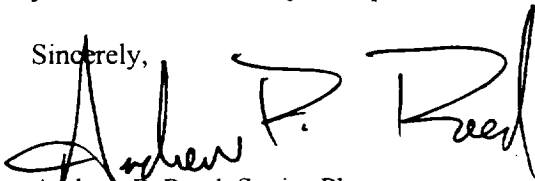
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Martin L. King Boulevard and Hart Street public rights-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for Z-119-00 and all other site-related actions.

**Standard Conditions**

11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

This item will be considered by the City Council on June 20, 2001, at 1:00P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Mr. John Sutherland  
Jack in the Box, Inc.  
4239 South 43rd Place  
Phoenix, Arizona 85040

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